

## REAL ESTATE MARKET NEWS AND COMMENT

Fair Activity Reported in Small Properties, With Speculative Deals Leading.

### EW INVESTMENT SALES

#### New Equitable Building Likely to Rise Forty-two Stories—Title to Pass May 1.

In volume yesterday's real estate market was better than it was in quality. Several small properties were reported sold to investors, but the larger part of the day's transactions was of a speculative nature. The best of these latter deals involved properties on Fort Street west of Eighth Avenue, where a commercial building will be erected, and a plot on Marble Hill, which will be the site of several new flats.

#### HIGHER EQUITABLE BUILDING.

Forty-two stories, instead of thirty-six, may be the height of the new Equitable Building. Members of the company which bought the Equitable block and will erect the building are considering the matter, which is to be decided soon.

The plans as filed a short time ago are to be changed to allow for a rearrangement of elevators. The new arrangement will admit of good service for forty-two stories as for thirty-six, so the additional floors are likely to be added.

If this addition is made it will add another seventy-five feet to the height of the structure, which will then rise 550 feet instead of 475, as originally planned.

It was arranged for the Equitable Assurance Society to give title to their Broadway block to the builders of the new structure on last December 15. Inability to complete the plans caused a postponement of the date until yesterday, when the giving of title again was put off until May 1.

#### BIG LOANS RECORDED.

Two mortgages aggregating \$850,000 were recorded yesterday covering the apartment houses on the east side of Madison Avenue from Eighty-second to Eighty-third street. They are at 1½ per cent. The loans were made by the Metropolitan Life Insurance Company to the Alpha Construction Company and the Maudus Construction Company. These loans replaced old ones aggregating \$827,000, which were satisfied.

#### OTHER MANHATTAN SALES.

**EAST 52D STREET.**—Albert B. Ashforth has sold for R. P. Fairlamb 119 East Eighty-third street, a five story flat, on lot 25x102.2, located 125 feet east of Park Avenue, to Mary M. Colquhoun.

**53D AVENUE.**—Earle & Calhoun have sold for Frederick D. Forster 2367 Broadway, a three story building on plot 32x137, between Eighty-third and Eighty-fourth streets. The building was occupied for many years by the West Side Republican Club, and was recently reported sold. That deal, however, was never consummated.

**WEST 31ST STREET.**—Philip Jescison and Ames & Co. have sold for Philius C. Smith of Morristown, N. J., to Louis Auerbach, 24 West Thirty-first Street, a four story tenement, on lot 25x137, between Eighty-third and Eighty-fourth streets.

The Cross & Brown Company has leased the store, basement and first loft in 28 and 49 West Sixty-second street to the Federal Rubber Company, and the fourth floor in 29 to West Thirty-seventh street to J. W. Davidson for a term of years.

The Duff & Brown Company has leased to the Becker Automobile Company the building at 413 West 150th street.

The McVicker, Galliard Beauty Company has leased to the Universal Auto Appliance and Construction Company the third floor in 23 and 24 West Fifty-sixth street for three years.

L. Tanenbaum, Strauss & Co. have been sold to L. Tanenbaum the store and basement at 75 Grand street, the third loft at 17 and 19 Bleeker street to the United Headache Manufacturing Company; the third loft at 37 Greene street to Israel Kaplan; the seventh loft at 578 and 579 Broadway to Schapiro & Anderson, and the eighth loft at 710 Broadway to Kelson Bros. for a term of years.

Slayson & Hobbs have leased the following stores, 325 Columbus Avenue, to the Broadway Art Company, 2235 Broadway to Wright & Co., 2129 Broadway to S. Bogach, and 2873 Broadway to Samuel Beck.

**Roxbury 195 Schermerhorn street,** a three story frame building, at the corner of Hoyt street, with a two story store and office building in the rear facing Hoyt street, on lot 25x100; also for the W. K. Everett estate, 381 Bridge street, a three story dwelling on lot 20x51x100.

Edith S. Harrison, buyer from the Collective Holding Company, the four story tenement at 353 Chester street.

#### PROF. BREWSTER BUYS A PLOT.

Fish & Marvin have sold a plot at Greenwich, Hartsdale, N. Y., to Prof. William T. Brewster of Columbia University. The property adjoins the Brewster residence.

#### CITY BUYERS AND LESSEES.

Bartlett Arrell is the buyer of the dwelling at 15 West Tenth street, the sale of which by the Arthur J. Peabody estate was reported last month. The price was \$36,000.

The United Cigar Stores Company is the prospective lessee of the Goeler estate on the southwest corner of Fourth avenue and Twenty-eighth street, old buildings, on plot 65x85. Details of this lease were reported recently. The cigar company will remodel and modernize the buildings.

#### BRADSTREET PRINTING HOUSE.

Plans have been filed for the new printing house for the Bradstreet Company, which will be located on the northwest corner of Lafayette and Howard streets. It will be a brick building with trimmings of limestone, having a frontage of 144 feet on the former and 88 feet on the latter side, and will be twelve stories high. McKeon, Vachies & Gindin, the architects, have estimated the cost at \$450,000.

#### BACHELOR APARTMENTS.

The five story dwelling at 821 Madison Avenue, southwest corner of Seventy-fourth street, is to be made into a bachelor apartment house with a store for Regina B. Saptars of Saratoga Springs, N. Y. Edward L. Angel is the architect and has estimated the cost at \$150,000.

#### DWELLINGS RENTED.

Perry & Elliman have rented the dwelling at 44 West End avenue, furnished, to N. L. Tompkins.

John J. Clancy & Co. have rented the four story dwelling at 323 West Fifty-eighth street to Dr. Helgenson, and the four story dwelling at 344 West Fifty-eighth street to J. Pollard.

#### BUSINESS LEASERS.

M. & L. Hess have leased the sixth loft in 25 West Fifteenth street to Lustgarten & Bloch; the fifth loft in 11 West Seventeenth street to Harry Goldberg; the sixth loft in 24 East Twenty-second street to Devlon Bros.; the second loft in 121-2 East Twenty-fourth street to the Broad Manufacturing Company; the seven story building at 645 Broadway to Max Bernstein; the top loft in 218-222 West Eighteenth street to the Bechtler & Sternberg Company; the sixth loft in 10-14 East Twelfth street to the Sprite Manufacturing Company.

Warren & Skillin have leased the eighth floor in the Stock Exchange Quotation Building at 26 Beaver street, to the N. R. Faibank Company.

Benjamin Englander has leased to Joseph Birnbaum the five-story building at Canal street, 200 feet east of Broadway.

John J. Clancy & Co. have leased the building at 884 Ninth Avenue to Morris Disk for a term of years.

Webster, H. Mable & Co., as agents for the building at 13 and 15 West Twenty-fourth street, have leased the tenth loft to Hyman & Teitel and the second loft to H. H. Rosen.

The Cross & Brown Company has leased the store, basement and first loft in 28 and 49 West Sixty-second street to the Federal Rubber Company, and the fourth floor in 29 to West Thirty-seventh street to J. W. Davidson for a term of years.

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#### TITLE COMPANY'S BIG YEAR.

At the annual meeting of the New York Title Insurance Company the statement presented to the stockholders for the year ended December 1, 1912, showed the net profits to have been \$216,667.31. This represented the best year the company ever had, and the amount of dividends amounted to \$160,000, which was paid, leaving a surplus to be added to undivided profits of \$50,377.09. The stockholders at the annual meeting elected Benjamin L. Allen, vice-president of the Columbia Knickerbocker Trust Company, a director to fill a vacancy, the remainder of the board being reelected.

#### LONG ISLAND EXCHANGE DINNER.

Long Island real estate developers and brokers, numbering more than 200, attended the seventh annual dinner of the Real Estate Exchange of Long Island at the Hotel McAlpin on Wednesday night.

General interest of the stockholders reviewed the work of the association during the past year, and spoke enthusiastically about the effect upon realty of the new roads throughout Queens and Long Island. Col. William M. Black of the United States Engineering Corps spoke of the plans for harbor improvements. One speaker included Commissioner Williams, President Connelly of queens and Commissioner Pounds of the Department of Public Works in Brooklyn.

#### OPPOSE PROPOSED TAX.

At a recent meeting of the United Real Estate Owners Association a resolution was unanimously adopted in opposition to the proposed tax of 1 per cent on the unearned increment of real estate.

#### TAXPAYERS ELECT OFFICERS.

The East Bronx Taxpayers Association has elected the following officers: Mr. Moehring, president; H. Lamp and Jacob Koskin, vice-presidents; Charles A. Schrag, secretary; Henry Boeschen, treasurer. The trustees are John A. Steinmetz, Charles Forbach and J. Howe.

#### BROKERAGE NOTES.

The firm of Metcalf & Dowdney has been dissolved by mutual agreement. Louis P. Dowdney will continue in business at 31 Nassau street.

#### RESULTS AT AUCTION.

**Public Offerings of Real Estate Yesterday in Manhattan.**

[AT 14 VINEY STREET.]

By Joseph F. Day.

145D ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145E ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145F ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145G ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145H ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

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145K ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145L ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145M ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145N ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145P ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145Q ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145R ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

145S ST. 521-2 W. no. 248 1/2 E. Bayway, 70x100, 6 1/2 story apt. house, W. J. Ehrlich agt. J. H. 100,000, \$2,000.00, attys. T. G. & T. C. 100,000, \$2,000.00, sub to 100,000, \$1,000.00, plus 10%.

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